



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU13-00079 – Mesquite Trails Unit 9
Application Type: Major Combination
CPC Hearing Date: September 5, 2013
Staff Planner: Harrison Plourde, 541-4114 (PlourdeHT@elpasotexas.gov)

Location: North of Pellicano Drive, South of Vista Del Sol Drive, West of Sun Fire Boulevard, and East of Joe Battle Boulevard
Legal Description: A Portion of Section 16, Block 79, Township 3, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
Acreage: 17.74
Rep District: 6
Zoning: R-3A (Residential)
Existing Use: Vacant
Nearest School: John Drugan Elementary (0.81 miles)
Nearest Park: Paseo Del Sol Park (0.49 miles)
Park Fees: N/A
Impact Fee Area: Not in Impact Fee Area

Property Owner: Americas Loop 375 Joint Venture
Applicant: CEA Group
Representative(s): Jorge Azcarate, CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ/Vacant
South: R-3 (Residential)/Single-Family Residential
East: R-3 (Residential), R-3A (Residential)/Vacant
West: R-3A/SP (Residential/Special Permit)/Single-Family Residential

PLAN FOR EL PASO DESIGNATION

G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting to plat a 17.74 acre portion of the Paseos Del Sol Land Study to create 105 lots for single-family dwelling units, zoned R-3A. The applicant is requesting two modifications of pertaining subdivision regulations:

1. Allow for a modified 52 foot roadway cross-section that includes two 16 foot driving lanes, two 5 foot parkways and two 5 foot sidewalks.
2. Allow for a turning heel angle between 70°-110° at Snowy Plover Drive and Arrow Weed Drive.

This subdivision was previously approved by City Plan Commission on a Major Preliminary basis on June 27, 2013 with the following conditions to be fulfilled before recording of the Final Plat:

1. Completion of Cherrington Street and Mesquite Trail Unit Eight improvements.

The applicant is resubmitting as a Major Combination. The preliminary plat has been modified from its

previously approved version to change the dimensions of lots, resulting in an increase in total number of lots from 91 to 105. The new lot configuration meets dimensional requirements for the R-3A zoning district.

DEVELOPMENT COORDINATING COMMITTEE REVIEW

City Development Department – Planning

Planning recommends **Approval with Conditions** on a Major Combination basis, including proposed modifications. **The Condition imposed being:**

That recording of the Final Plat is contingent on the completion of both Cherrington Street and Mesquite Trails Unit 8 improvements.

City Development Department – Land Development

We have reviewed subject plats and recommend **Approval**. The Developer/Engineer needs to address the following comments.

1. As per Section 18.08.010(D), all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development (Mesquite Trails Unit 2).

Parks and Recreation Department

We have reviewed Mesquite Trails Unit Nine, a major combination plat map and offer no objections to this subdivision application; nevertheless we offer the following comments:

Please note that this subdivision is composed of 105 (R-3A) Single-family dwelling lots and does not include any parkland dedication within this plat, however, applicant previously dedicated and constructed an 11.10 acre off-site park (Burning Mesquite Park) as part of the Paseos Del Sol Land Study.

Based on the following calculations, this development meets the minimum “Parkland” requirements and applicant still has a credit balance of 1.59 acres of “Parkland” or 159 dwelling units that can be applied towards any subsequent subdivisions within the approved Paseos Del Sol Land Study.

Parkland calculations are as follows:

Parkland Credit Balance up to Mesquite Trails #8 (02/25/13) = 4.06 acres ...or... 406 dwelling units
Mesquite Trails #11 = 142 dwelling units (03/13/13)...(-) 1.42 acres ...or... (-) 142 dwelling units
Balance = 2.64 acres ...or... 264 dwelling units
Mesquite Trails #9 = 105 dwelling units requiring ... (-) 1.05 acres ...or... (-) 105 dwelling units
Remaining Credits = 1.59 acres ...or... 159 dwelling units

Nearest Parks within zone E-1: Mesquite Trails Off-site (Burning Mesquite) & Paseo Del Sol

El Paso Water Utilities

We have received the subdivision referenced above and does not approve the plans submitted on August 15, 2013.

EPWU does not object to this application. The improvement plans need to be revised to address comments and resubmitted for review. (Improvement plans are not required to be approved at plat approval, only submitted and under review.)

1. EPWU does not object to this request.

Water

2. Remove proposed valve along Blue Heron Drive between Fluff Grass Lane and Sun Fire Boulevard.

Wastewater

Page C14.1

3. Plan view for Line A shows a manhole at station 14+98.44 but not shown on the profile.
4. Invert at station 14+98.44 does not match invert shown on Page C15.1 (Mesquite Trails Unit 8). Proposed slope of line changes at this station as well. Manhole is necessary at a change of slope.

Page C14.2

5. Note slope of Line C on profile of line.
6. Proposed slope of line changes at station 9+82.70 as shown on Page C15.1 (Mesquite Trails Unit 8). Manhole is necessary at a change of slope.

General

7. Annexation fees are due at the time of new service application for individual water meters within the subject property.
8. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivisions plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU-PSB Rules and Regulations. The owners is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Central Appraisal District

1. Relabel "Block 13" as "Block 10", as this is the label already provided in the portion of the block within Mesquite Trails Unit Two. Additionally, there is already a "Block 13" in Mesquite Trails Unit Three.
2. Relabel Lots 23 and 24 of Block 12. The portion of the block within Mesquite Trails Unit Two already has lots labeled 23 and 24 – blocks cannot have multiple lots with the same lot number on the same block.
3. Add lot numbers to new lots on Block 7.

El Paso Fire Department

No Comments Received.

El Paso County 911 District

No Comments Received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Electric Company

No Comments Received.

Texas Gas Company

No Comments Received.

El Paso Independent School District

No Comments Received.

Additional Requirements and General Comments

Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.

1. Current certified tax certificate(s).
2. Current proof of ownership.
3. Release of access document, if applicable.
4. Set of restrictive covenants, if applicable.
5. Deed for property to be dedicated as parkland.

Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments:

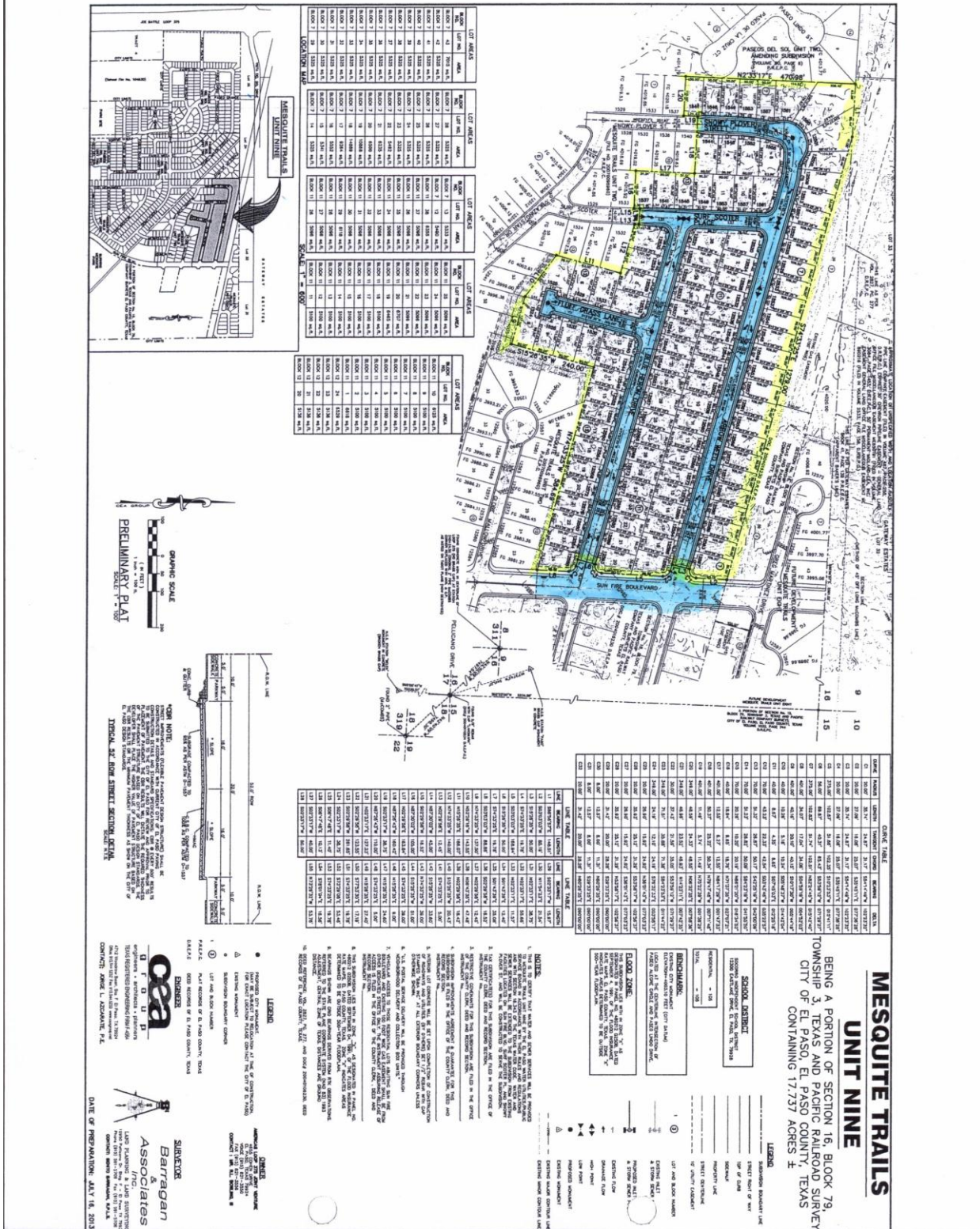
1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Final Plat
5. Modification Request Letter
6. Application

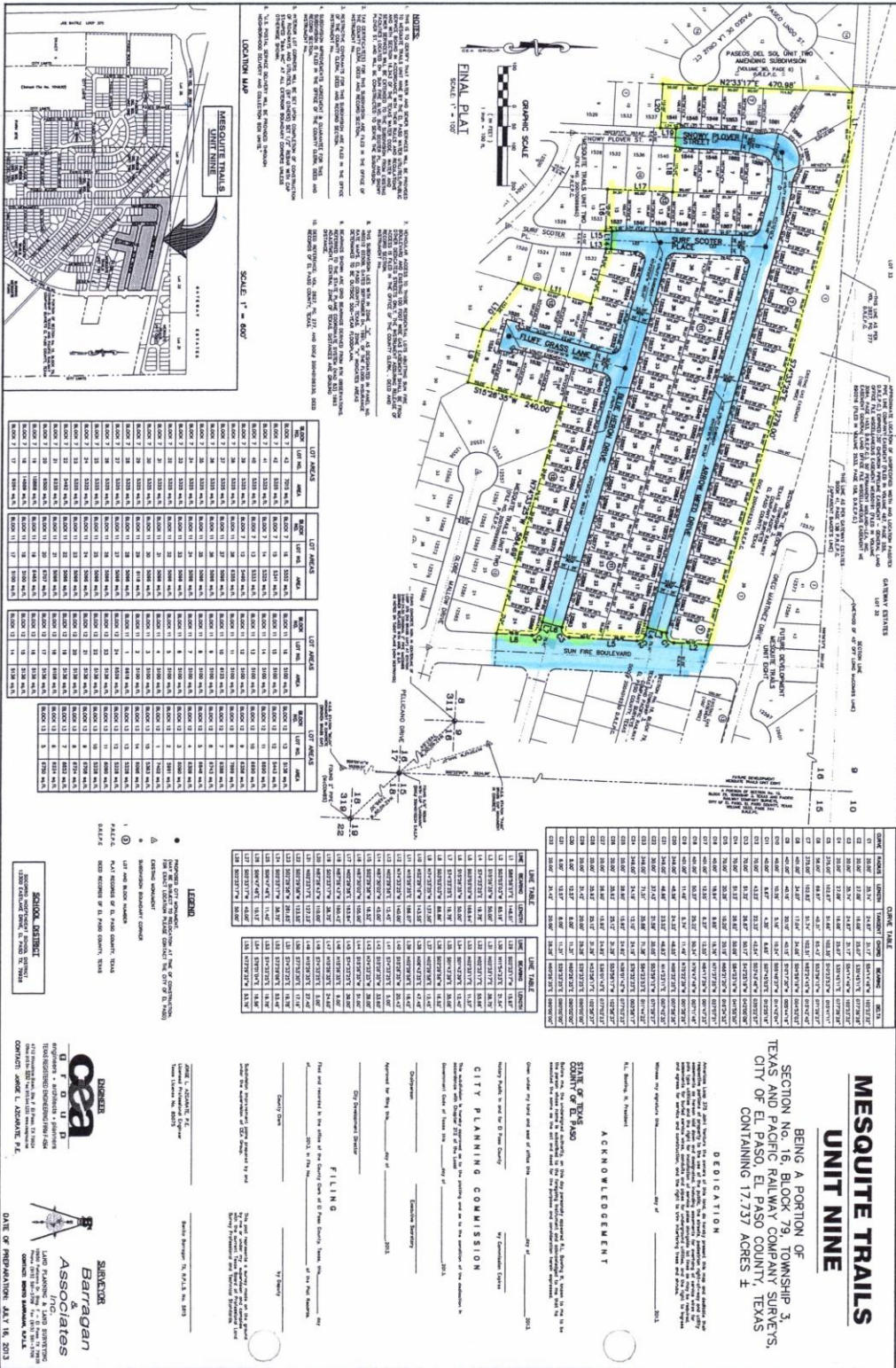
MESQUITE TRAILS UNIT 9



MESQUITE TRAILS UNIT 9







ATTACHMENT 5



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

August 12, 2013

City of El Paso-Planning & Economic Development
222 South Campbell St.
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz
Planner

Reference: Sandstone Ranch Unit Nine Preliminary Plat – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustment:

Modification No. 1: 52 foot Roadway

This modification shall consist of a 52 foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Modification No. 2: Turning Heel

Allow for a turning heel angle between 70°-110° at Snowy Plover and Arrow Weed Drive.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group



Jorge Grajeda, E.I.T.
Project Engineer

I-2000-169Id.cep_mod.preplat.no_12august.13
Jg/Jg

engineers • architects • planners

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 7/24/13

FILE NO. SUSU13-00079

SUBDIVISION NAME: Mesquite Trails Unit Nine

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Section 16, Block 79, Township 3, Texas and Pacific Railroad Survey, City of El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>13.95</u>	<u>105</u>	Office		
Duplex			Street & Alley	<u>3.791</u>	<u>5</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>105</u>
Industrial			Total (Gross) Acreage	<u>17.74</u>	
3. What is existing zoning of the above described property? R3 Proposed zoning? R3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface Flow to proposed inlets at Storm Sewer Infrastructure discharging to an existing retention basin located at Mesquite Trails Unit Two
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception Modification to 52 foot Street R.O.W. to include two-16ft pavements, two-5ft sidewalks & parkways location map scale to 1"=1000'
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record Americas Loop 375 Joint Venture 4655 Cohen Dr. El Paso, TX. 79924 915-821-3550
(Name & Address) (Zip) (Phone)
13. Developer Americas Loop 375 Joint Venture 4655 Cohen Dr. El Paso, TX. 79924 915-821-3550
(Name & Address) (Zip) (Phone)
14. Engineer CEA Group 4712 Woodrow Bean Ste. F El Paso, TX. 79924 915-544-5232
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.